

Fairfax County Government Center Conference Rooms 2 & 3, 6:30 PM

Statement of Purpose and Intent of Historic Overlay Districts

Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having historical, cultural, architectural, or archaeological significance.

Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, architectural, or archaeological heritage of the County; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced.

The order in which items will be heard will be set at the meeting. Additional items may be added to the agenda at the discretion of the Chair. Applicants for initial or follow-up presentations will mail drawings and other documentation as appropriate to the ARB prior to the meeting at which a project will be reviewed. If members have not received such documentation, an application may be postponed until a subsequent meeting.

APPLICANTS PLEASE LIMIT PROJECT PRESENTATION TIME TO 8 MINUTES FOR A FIRST SUBMISSION AND 3 MINUTES FOR A RE-SUBMISSION

APPROVAL OF THE AGENDA

INTRODUCTION/RECOGNITION OF GUESTS:

CONSENT CALENDAR ACTION ITEMS:

1. The proposed signage to be installed at the property located at 5624-A Ox Road in the St. Mary's Church Historic Overlay District. A 10' X 2' internally illuminated LED box sign with green background and white lettering to read *Taeji Sushi Japanese Restaurant* would be installed. Jun Yang, Saeam Graphics, represents the application. (Item **ARB-15-SMC-02**)

ITEMS FOR ACTION:

1. Proposed rehabilitation and addition at the Huntley Tenant house, 6918 Harrison Lane, tax map #092-2 ((1)) 8C located in the Huntley Historic Overlay District. Huntley was established as a historic overlay district in 1976 and is identified as a historic property in that district. It was individually listed in the National Register in 1972. The proposal includes adaptive reuse of the tenant house into a visitor center with museum displays, restroom facilities, and reception area. A garage addition for storage of a wheelchair accessible cart for

transporting visitors to Huntley is proposed to be constructed at the north end of the building. The 18' X 8' addition would be brick with a metal shed roof; double wooden doors would be installed at the east façade. The proposed exterior rehabilitation includes brick replacement and repointing, repainting, replacement of the standing-seam metal roof and installation of downspouts and gutters, replacement of the existing windows, modification to selected window openings, installation of operable window shutters as well as installation of security lighting on east and west elevations. Proposed site related ADA improvements include sidewalk and ADA cart path to the Tenant house as well as a new concrete pad over the existing concrete stoop to provide ADA access to the building. The applicant presented the proposal at a workshop session at the July 9, 2015 meeting. Ms. Debbie Robison, Project Manager, and Mr. Mohsen Rahini, architect SWSG, and Ms. Elizabeth Crowell and Ms. Karen Lindquist, Fairfax County Park Authority, represent the proposal. (Item **ARB-HLY-01**)

2. After-the-fact review of an addition at 10010 Colvin Run Road, tax map # 18-2 ((1)) 23, in the Colvin Run Mill Historic Overlay District (HOD). The addition was constructed to the "Money House"; identified as one of the HOD's contributing properties. At the July 9, 2015 meeting, the ARB approved the completed addition, **ARB-15-CRM-03**, with the following conditions: 1) all applicable Fairfax County permits be obtained for the after-the-fact addition. If permits cannot be obtained for the addition approved by the ARB then the applicant is required to return to the ARB with new plans for review; 2) that all applicable Fairfax County permits be applied for prior to ARB submission for any other proposed additions (this applies to submission as an action item, not for a workshop discussion item); and 3) the general massing and configuration of the addition be approved; second decorative window facing street be removed; dormer height be reduced to what is practical. The redesign of the dormer shall be submitted to the ARB for review. At the August 13, 2015 meeting the ARB discussed the proposed redesign of the dormer and its window in a workshop. The redesigned dormer and window is being presented for approval. Mr. David Olin, property owner, represents the application. (Item-**ARB-15-CRM-03**)

ITEMS FOR WORKSHOP SESSION:

1. Proposed new addition(s) at 10010 Colvin Run Road, tax map # 18-2 ((1)) 23, in the Colvin Run Mill Historic Overlay District. Mr. David Olin, property owner, represents the proposal.

2. Proposal to construct a trail to be located at tax map #106-4 ((1)) in the Lorton Correctional Complex National Register-eligible Historic District. The 2001 Lorton Correctional Complex Memorandum of Agreement (MOA) stipulates that the ARB review *undertakings* within the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance. Section 7-200 of the Zoning Ordinance stipulates that plans shall be referred to the ARB for its review and recommendation. The proposal is for constructing a 10' wide paved asphalt trail with an adjacent 4' wide natural surface equestrian trail approximately 3,950 feet in length around the Workhouse Arts Center. The trail would extend around the property from the parking area at the northwest connecting to the entry road for the Occoquan Regional Park at the southeast. A trail traversing the site to the northeast of the workhouse quad and its surrounding contributing properties was consistently shown on the development plans for the rezoning reviewed and recommended for approval by the ARB in 2003- 2004. The proposed trail is consistent with that shown on the development plans. The proposal has been vetted through the Virginia Dept. of Transportation Cultural Resource staff who found the proposal to have no adverse effect on historic properties. The applicant presented the proposal at a workshop session at the July 9, 2015 meeting and returns with more details as requested by the ARB. Mr. Seyed Nabavi, Fairfax County Dept. of Transportation, represents the proposal.

3. Laurel Hill Adaptive Reuse Area:

- 1) Proposed lighting plan
- 2) Adaptive reuse buildings - changes in response to VDHR and NPS historic tax credit review comments
- 3) Pool area design
- 4) Proposed conceptual architecture for new single-family detached homes

The Laurel Hill Adaptive Reuse Area is located at tax map 107-1 ((1)) 9. The ARB approved the rezoning of the property at its September 13, 2012 meeting and subsequently approved the Phase 1 site plan at its May 8, 2014 meeting. The ARB approved conceptual architecture for the new townhomes and new retail at its July 24, 2014 meeting (please note that this list of ARB approvals is not all inclusive). The Board of Supervisors entered into a development agreement with The Alexander Company and Elm Street Development on July 29, 2014. The items for discussion have been approved by VDHR and NPS as related to historic tax credit review. Scott Adams, McGuire Woods, Jorge Flores, Lessard Design, Loren Helgason, Studio 39, and David Kaul, The Alexander Company, represent the proposal.

BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**
 - Authorization of payment to Recording Secretary**
- **Treasurer's Report:**
- **Discussion/Update Reports:**
- **Administrative:**
- **Correspondence, Announcements:**
 - October 8th meeting will be in conference rooms 4-5.
 - Draft letter to the Board of Supervisors re: surveys of buildings in proximity to the new Silver Line Metro stations and the demolition permit for the Marcel Breuer- designed American Press Institute Conference Center
- **Old Business:**
- **New/other business:**

The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB recommendations are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the meeting minutes. Stamped drawings, letters from ARB Administrator documenting ARB action or copies of relevant minutes are required prior to projects being reviewed and/or approved by county review and permitting agencies.

For further information contact Linda Cornish Blank, Historic Preservation Planner and Architectural Review Board Administrator, Fairfax County Department of Planning and Zoning (DPZ), at 703/324-1380.